

City of Rockville ADA Access Audit and Transition Plan:

REPORT TO MAYOR AND COUNCIL

PRESENTED FEBRUARY 22, 2016 BY JOHN N. MCGOVERN, PRESIDENT,
RECREATION ACCESSIBILITY CONSULTANTS LLC



What is the ADA?

- ❑ **Broad federal civil rights law**
- ❑ **Applies to City employment, programs and services, communications, and policies**
- ❑ **Applies to both existing sites and facilities, and new construction**
- ❑ **Does require some administrative steps, including an access audit and transition plan**
- ❑ **Requires a policy audit and an audit of the way program supports are provided**

Why do an access audit?

- ❑ You are required to do so in 35.105
- ❑ It is good risk management
- ❑ It is the right thing to do



Regulations, Standards, and Rules

- ❑ Plenty of guidance
- ❑ title II regulation at 28 CFR Part 35
- ❑ 2010 Standards for Accessible Design
- ❑ Maryland requirements if more stringent
- ❑ Smart practices

Our Approach and Scope

- ❑ Partial audit, not all sites audited
- ❑ Paired Teams access audit 74 sites
- ❑ Comprehensive checklists
- ❑ Increasing Rockville's access "IQ"

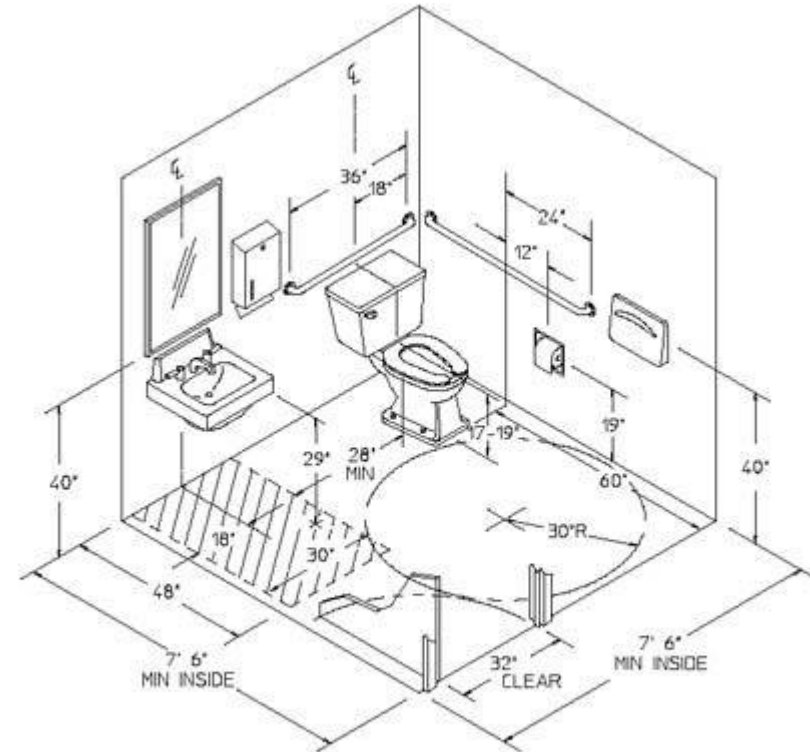


Items observed and reported include...

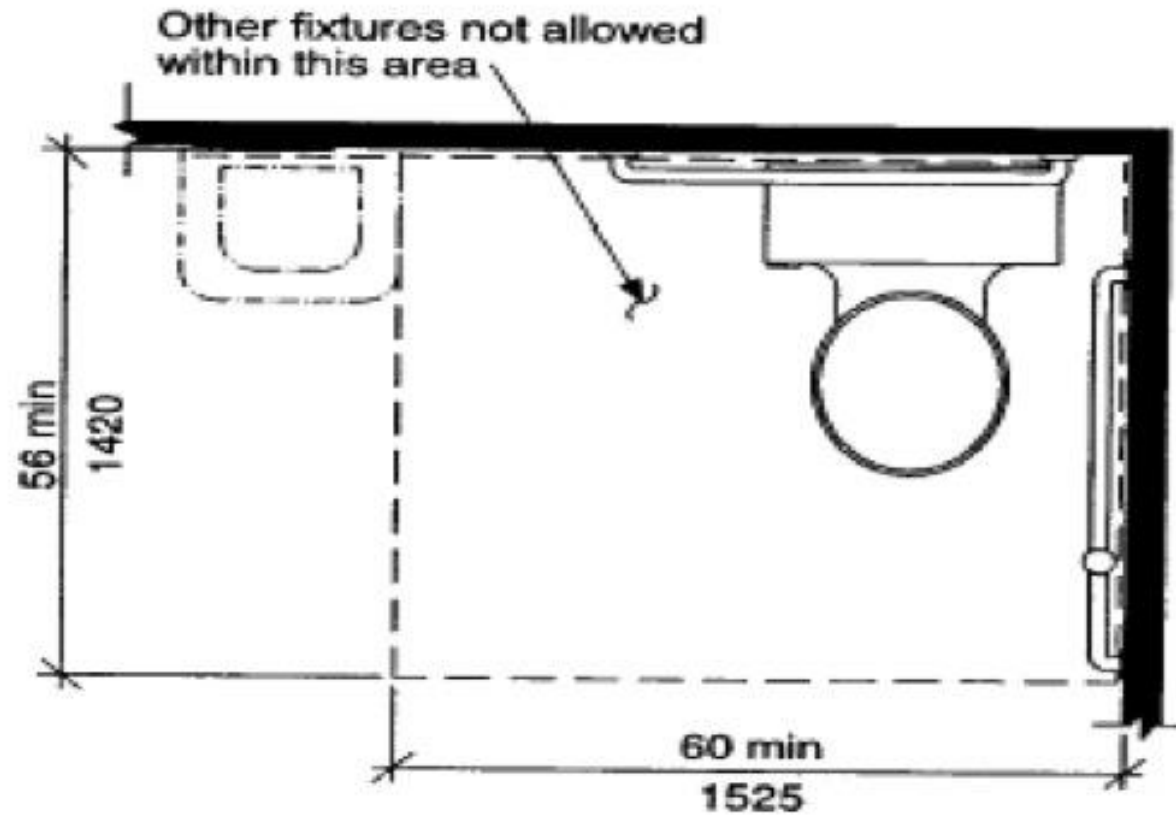
- ☐ door knobs instead of levers
- ☐ parking slopes too steep
- ☐ narrow doors
- ☐ pounds of force to open doors exceeds max

Single user restroom...

An accessible single user restroom sounds like a simple concept, but that is far from true. There are dozens of measures in the restroom, depending in part on what amenities are in the restroom. An access audit here is about both common sense as well as detail.



Single user restroom key change: *maneuvering clearance*



Single user restroom issue...

If single user restroom is not accessible, are the dimensions adequate for retrofit renovation? (min 84" X 60")?



F Scott Fitzgerald Theater- Women's Dressing
Room 52"x52"

Single user restroom issue...

An obvious key is how the assets were installed. Is the seat height of the toilet 17" min to 19" max? Is the toilet paper 7" to 9" from the front of the toilet?

Another key is maintenance. A simple issue, but the garbage can cannot be in the clear floor space adjacent to the toilet.



Lincoln Park CC

Parking-Almost-Perfect: Slopes *too* steep

At Thomas Farm, this accessible parking stall is almost perfect. Width, markings, signs, adjacent access aisle, leads to accessible route, and closest proximity to site assets.

The slope exceeds the maximum, which is 2.08% in any direction. Here it is 2.3%.



Thomas Farm CC

Parking Details

Are parking spaces and the adjacent access aisles designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes?



New Police Station-Annex- Sole Deficit

Parking Detail: the *fine* sign

Does each accessible parking stall post or stalk for signs include a sign that notes the fine for parking by a person without a disability?



Senior Center

Parking Detail: the *height* of the sign

Is the bottom edge of the lowest sign at least 84" above the ground?

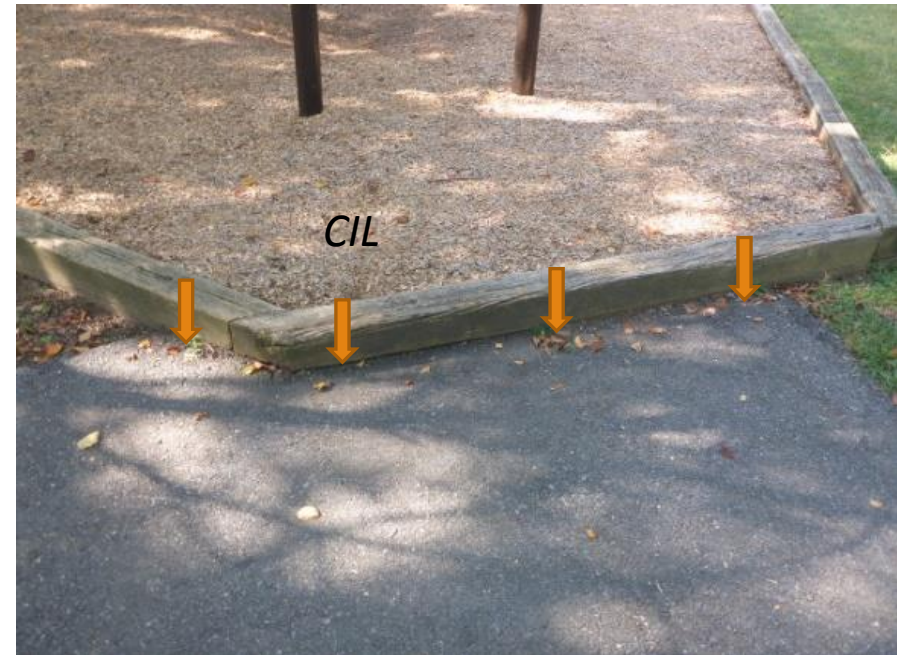


F. Scott Fitzgerald Theater

Playground barriers

Does the playground have a designated entrance to both elevated and ground level play components?

Are all changes in level $<1/4"$?



Kinship Park

Sports Courts

Is there an accessible route to the element? An AR should be firm, stable, and slip resistant. Grass is never considered an AR.



Woodley Gardens Park

Sports Fields

**Is the element designated for
wheelchair use?
(i.e., surface, reach range, etc.)**



Woodley Gardens Park

Sports Fields

Is there an AR to the element?

Here the tennis courts are accessed by ramp, or stairs only.

Do all ramps have a slope no steeper than 1:12 (8.33%)?

Here it is 10.3%



Sports Fields

**Does the AR extend to
spectator seating?**



Woodley Gardens Park

Subtle Deficits

**Operable parts
should have
clear floor space
for access**

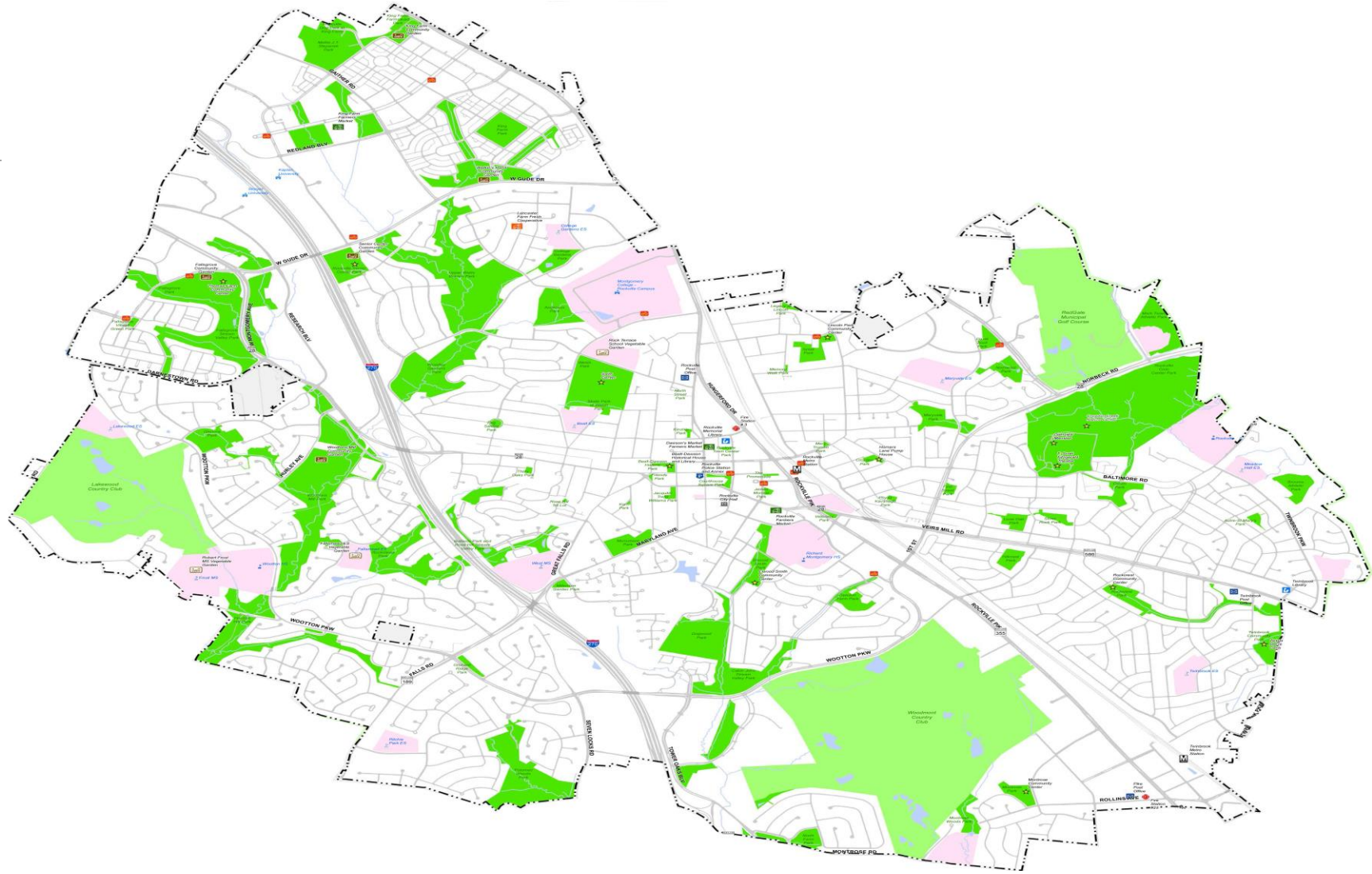


Preliminary Observations

High access IQ

**Ramps for access to
bleachers at Mattie
Stepanek Park**





GIS deliverable...

Welsh Park



College Gardens Park



Transition Plan

- ❑ A total of \$3,217,268 for 4,894 access variances
- ❑ Phased approach that balances resources with the accessibility mandate
- ❑ 1,146 retrofits are less than \$500 apiece and 757 retrofits are \$500 to \$5,000
- ❑ 208 are \$5,001 to \$50,000
- ❑ Only 4 are \$50,000 or more

Next Steps

- ❑ Some sites remain to be audited (Water Treatment, RedGate, VisArts, Town Square Plaza)
- ❑ Evaluate policies, especially as they affect the public (service animals, OPDMD)
- ❑ Evaluate the ways in which people with disabilities receive supports in programs
- ❑ Continue to digest the detail of our reports
- ❑ Implement the work, at a pace that matches resources and the access mandate

Thank You! A great process!

- ❑ City staff were great
- ❑ Facility staff were welcoming and interested
- ❑ We expected, and were treated to great hospitality
- ❑ We are honored to have been chosen to work with the City

ANY QUESTIONS?